

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

February 25, 2015

The meeting was called to order at 4:00 p.m. by Chairman Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Terri Mills, Barbara Thomas, and Clover Meaders

ABSENT

Harold Woodruff and Latai Tupou

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Brock Anderson, Jody Knapp, Kevin Despain, and Nichole Camac

AUDIENCE

Approximately eight (8) people were in the audience

SUBDIVISION APPLICATIONS

PUD-1-2015

Highbury Towns East – Phase 4 Final Plat

Ivory Homes

R-1-8 Zone

15 Units & 1 Parcel

2.14 Acres

BACKGROUND

Nick Mingo, representing Ivory Homes, is requesting final plat approval for the 4th phase of the Highbury Towns East Subdivision. The subject property is located in the northeast portion of the overall development.

STAFF/AGENCY COMMENTS:

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Street improvements for Newington Lane and Barnsbury Lane shall be installed in accordance with the plan and profiles submitted to the City Engineering Division.

Revisions to plat required.

Flood control issues to be coordinated with Public Works.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Project is subject to all GHID requirements and design standards.

Building Division:

Follow recommendations outlined in the soils report.

Fire Department:

Project shall meet all provisions of Fire Code relating to this type of development.

ISSUES:

- The fourth and final phase of the Highbury Towns East PUD will consist of 15 units and 1 parcel on approximately 2.14 acres. This phase is consistent with the preliminary plat previously approved by the Planning Commission.
- Building elevations were reviewed during the preliminary plat. The buildings constructed thus far have been in accordance with the approval granted by the Planning Commission. Buildings in this phase will use the same footprint as in previous phases of this project.

- Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing different color schemes to be used to provide greater diversity between buildings.
- Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. Buildings will use the same footprint as previous phases. As noted in other phases Ivory Homes has added a rambler plan on the end of some of the units. This option has opened up an opportunity to include a larger demographic.
 - There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations have been raised approximately 2-3 feet which has allowed full basements to be constructed. Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.
- All units will have a two car garage. In addition to the garage, parking will be available within the 20-foot setback in front of each town home. This phase does provide additional guest parking. The developer has tried to evenly disperse guest parking throughout the community. Overall, 24 spaces have been provided for guest parking.
 - The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. As discussed from the onset of this community, there will be two large areas of open space available for resident use. This area consists of approximately 35,000 square feet. The east side of Darlington Drive will be left open, while the west side will contain play structures, a swing set, and pavilions for resident use.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the 4th phase of the Highbury Towns East Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That this development comply with all provisions listed in the development agreement.
 3. That the landscape plan submitted with the final plat be followed. Said landscaping plan will provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 4. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.

5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
8. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure.
9. That building elevations, colors and materials, be in accordance with those illustrated during the April 8, 2009 Planning Commission meeting.

B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Nick Mingo
Ivory Homes

Discussion: Steve Lehman presented the application. Nick Mingo stated that Ivory provided a survey to residents asking whether a clubhouse or amenity package would be preferred and the residents overwhelmingly voted for amenities and open space. Barbara Thomas asked if clubhouses are generally used in other Ivory projects. Mr. Mingo replied that they can be but the amenity packages are less expensive in resident HOA costs. Jack Matheson asked how the HOA works in the neighborhood and asked if the townhomes are separate from single family. Mr. Mingo replied that they have their own association but are owned by the same company. Jack Matheson asked if the single family residents will use this park. Mr. Mingo replied that there are other parks throughout the neighborhood. Terri Mills stated that she likes that garbage and recycling cans are required to be kept inside the garages but indicated that she does not like the look of the utility boxes. Mr. Mingo replied that he would like to bury them but this is not allowed by the power company or Comcast. Chairman Thomas asked what amenities are included in the amenity package. Mr. Mingo replied that there is a large open field, 3 playgrounds for different age groups including a swing-set, and a picnic area with another grass field.

Motion: Commissioner Fuller moved for approval subject to the 9 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-PUD-1-2015- Approved

S-5-2015

Lake Park Lot 102D Subdivision

4028 West Parkway Boulevard

M Zone

3 Lots

5.5 Acres

BACKGROUND:

Corbin Bennion representing Lake Park Project LLC, has filed a minor subdivision for Lot 102 D in the Lake Park Development. The subject property is located northeast corner of Parkway Boulevard and Lake Park Boulevard and is zoned manufacturing.

ISSUES:

The proposed subdivision is being submitted to create a 3 lot subdivision. Although the property was created in August 2000 titled Lake Park Lot 102D, it was done as a metes and bounds subdivision. Metes and Bounds subdivisions are not formal subdivision plats and are therefore not recorded. A legal description would have accompanied the drawing which was filed in the Office of the County Surveyor.

At the present time, the Home 2 Suites is located on what will become lot 1 of the subdivision. Two new lots will be created to the west and north of the existing hotel. It is anticipated that these lots will be used to support the existing hospitality use and/or for office uses. Future uses within the subdivision will be reviewed as conditional and/or permitted uses. At that time, staff and agency comments will be more thoroughly addressed.

The thought of future lots at this location has been discussed for years. The placement of the hotel, along with the existing access points along Parkway and Lake Park Boulevards along with the existing internal drive, lends itself to the creation of additional lots. Cross access and parking easements will need to be established and recorded prior to the plat recording.

There are also various waterline easements that cut through lots 2 and 3. While there is sufficient room to construct new buildings, these will need to be accounted for at the building stage.

STAFF ALTERNATIVES:

1. Approve the Lake Park Lot 102D Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Corbin Bennion

Lake Park Project LLC

Discussion: Steve Lehman presented the application. Brent Fuller stated that the road going through lot 2 creates an unusable strip of property. Steve replied that it could be used as landscaping or parking. He added that the road cannot be pushed further to Lake Park Blvd so this will likely need to stay.

Corbin Bennion, representing the applicant, stated that there is a large sloped easement that would limit development west of the road in lot 2. He indicated that this could eventually be

parking and added that there is still a good building envelope for lot 2 on the east side of the road. Mr. Bennion stated that there is also a waterline easement that goes through lot 2 and added that this will need to be worked out in the future. Jack Matheson asked if the existing berm will need to be cut through for utilities. Mr. Bennion replied that water and sewer have already been installed.

Motion: Commissioner Fuller moved for approval.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-S-5-2015- Approved

CONDITIONAL USE APPLICATIONS

C-4-2015

Orbital ATK Sign

5000 S 8400 W

M Zone (2442.73 Acres)

Orbital ATK is requesting a conditional use for a pole sign. The zoning for the area is M, Manufacturing. The West Valley City General Plan anticipates Heavy Manufacturing uses for this area. The surrounding zoning is mainly manufacturing, with a small area of single family residential to the south and north. Adjacent land uses include industrial and residential.

Orbital ATK is proposing to make changes to an existing sign on their property in order to incorporate the company's new name. The sign will remain 8.5' tall, but will add 3.5' to the side of the new sign, bringing the total sign area to 108.5 sq. ft. The sign meets the minimum required setback and is located outside of the 40' clear view area.

Title 11 requires that all pole signs be incorporated in a landscaped area that is at least equal to twice the area of the sign. The proposed sign requires 217 sq. ft. of landscaping. There is an existing landscaped area around the sign that far exceeds the minimum requirement. The existing landscaping consists of shrubs, trees and lawn.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The sign shall be constructed per the approved sign plan.
2. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
3. A building permit must be issued for the pole sign.

Continuance, for reasons determined at the hearing.

Applicant:

Kenneth Hutchings
5000 S 8400 W

Discussion: Brock Anderson presented the application. Barbara Thomas asked if the addition of the word “orbital” to the sign is the only difference. Brock replied that there will be an entire face change with the new name. Chairman Thomas asked if the same material will be used. Brock replied yes. Kenneth Hutchings, representing the applicant, stated that the only reason there is an increase in the length of the sign is because of the addition of more letters.

Motion: Commissioner Meaders moved for approval subject to the 3 staff conditions.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-C-4-2015- Approved

C-5-2015

EZ Auto Sales

4567 West 3500 South

C-2 Zone (.33 Acres)

The applicant, Manuel Reyes, representing EZ Auto Sales, is requesting a conditional use amendment for an auto detailing addition at 4567 West 3500 South. The zoning for this area is C-2, general commercial. The West Valley City General Plan designates this area as mixed use. The surrounding zone is C-2 with R-1-8 across 3500 South to the north. The surrounding uses include Advanced RV to the west, the Fraternal Order of Eagles to the east and south and the WVC Animal Shelter/City Park to the north.

The auto sales use was originally approved in 2003 (C-29-2003). At this time, EZ Auto Sales would like approval to expand their building to provide space for an auto detailing bay to prepare the vehicles that are for sale on the site. The use will not include washing of any vehicles and will not be open to the public.

The existing building on site is approximately 423 sqft and the addition is 436 sqft. The existing building is constructed of masonry block and was built prior to the enactment of the Commercial Design Standards in 2004. However, the Code does state that “additions to existing buildings that increase the gross floor area by more than fifty percent” must comply. Therefore, the east side of new addition will need some building design and roof treatments to comply with the secondary façade requirements.

There is currently a storage container that is constructed alongside of the addition. This container must be removed. If additional storage is necessary for this business then it must be integrated into the new addition.

The original conditions of approval included landscaping requirements. The perimeter landscaping areas have since been filled in with asphalt therefore this will need to be corrected. A dumpster has also been placed on the site and must be located within a 6' tall masonry enclosure.

There must be a minimum of five (5) parking spaces provided on site. These stalls shall not be used for storage and must be properly striped and marked as customer/employee parking.

There is an existing monument sign and wall signage provided for this business and it will not be modified as part of this application.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. Compliance with the original conditions of approval from C-29-2003, including but not limited to the landscaping requirements.
2. Automotive detailing shall only be conducted within the building and shall not be conducted outside or in any parking areas.
3. There shall be no washing of automobiles on site.
4. The parking lot shall be properly maintained and a minimum of five (5) parking spaces must be provided on site. These stalls shall not be used for storage and must be properly striped and marked as customer/employee parking.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
6. A 6' tall masonry enclosure must be provided for the dumpster on site.
7. All requirements of affected departments and agencies must be met including but not limited to the West Valley City Fire Department and Granger Hunter Improvement District.
8. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Manuel Reyes
4567 W 3500 S

Applicant:

Yuri Morales
4567 W 3500 S

Discussion: Jody Knapp presented the application. Jack Matheson asked if any cars are being washed. Jody replied no and stated that it's cleaning, vacuuming, and detailing the interior.

Yuri Morales, the applicant, stated that business has been slow and too much money is being spent having cars detailed so they have decided to do it themselves to cut back on these expenses. Mr. Morales stated that the asphalt was installed around the perimeter because people use it for a sidewalk. Barbara Thomas stated that it will look better as landscaping. Terri Mills asked if the awning on the existing building will be extended to the addition. Mr. Morales replied that he

hadn't thought that far ahead but could look into it as an option. Commissioner Matheson clarified that cars are washed off site. Manuel Reyes, the applicant, replied yes.

Motion: Commissioner Meaders moved for approval subject to the 8 staff conditions adding condition 9 to state: 'The new building addition must meet commercial design standards.' and condition 10 to state: 'The existing storage container must be integrated into the building addition or removed.'

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-C-5-2015- Approved

C-6-2015

1st Choice Storage (Outside storage lot)

7056 W. North Frontage Rd

M Zone (5.92 Acres)

Brad Tregemba, representing 1st Choice Storage, is requesting a conditional use amendment for property located at 7056 W. North Frontage Rd. The property is zoned M (manufacturing) and is designated by the West Valley City General Plan as heavy manufacturing. The adjacent properties are all zoned M.

1st Choice Storage was originally approved in 2004 as a storage unit facility on 2.5 acres. Since that time an additional 5.92 acres have been acquired and the use has expanded to include outside storage as well.

As indicated in the attached letter from the applicant, the storage uses include tracked and wheeled heavy equipment, semi-trucks and trailers, RV's, boats and other vehicle storage. Typically storage of heavy or tracked equipment has been allowed on gravel areas because this type of equipment can damage pavement. However, storage or parking for any other use including equipment or vehicles that have rubber tires must be located on hard surface asphalt or concrete. A hardsurfaced area has been provided with approximately 40 parking stalls and the remaining area is proposed to be gravel. Mr. Tregemba feels that this mixture of surfacing will provide adequate maneuvering areas throughout the site for loading and unloading heavy or tracked equipment as well as provide some flexibility for the storage needs that vary depending on the season and economic conditions. Approximately .54 acres of this space will be left undeveloped and will most likely be used for retention/detention pending the requirements set forth from the WVC Public Works Department.

The main access to the storage lot is paved and is located on the west side of the site through the storage units. The office, landscaping and signage is existing and was part of the original approval and will not be modified as part of this application. Some lighting has been installed in the storage lot area and all electrical work does require a building permit.

There will be no sales, maintenance or repair of the vehicles and equipment conducted on site. There will also not be any auto salvage or impound uses located here.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The site shall only be used for outside storage of tracked and wheeled heavy equipment, semi-trucks and trailers, RV's, boats and other vehicle storage and the site must be surfaced accordingly for the type of equipment or vehicle that is stored there.
2. There shall be no sales, maintenance or repair work conducted on site.
3. There shall be no auto salvage or impound uses located on this site.
4. A Building Permit must be obtained for all electrical work and lighting installation.
5. The entire site, including the drainage and landscaped areas, shall be properly maintained and free of weeds and debris.
6. All requirements of any affected department or agency must be met, including but not limited to WVC Public Works, WVC Building Inspections and WVC Fire Department.
7. Subject to review upon valid complaint.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Brad Tregemba
7056 W 3500 S

Discussion: Jody Knapp presented the application. Jack Matheson asked if the frontage road is paved. Jody replied yes. Brad Tregemba, the applicant, stated that he is working with public works to ensure all water is retained on site. Barbara Thomas asked if storage is seasonal. Mr. Tregemba stated that some of it is like boats or construction equipment in the winter. He indicated that the City has restrictions on what can be stored on residential property so this is a great place for residents to store their larger vehicles. Jack Matheson clarified that there is no salvage. Jody replied yes.

Motion: Commissioner Mills moved for approval subject to the 7 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-C-6-2015- Approved

C-7-2015

Café Silvestre

3524 S 2200 W

C-2 Zone (.66 acre site)

Approved Use: Restaurant with Liquor

The applicant Café Silvestre is requesting a conditional use amendment to have a restaurant with liquor. The restaurant is at the north end of 2200 W adjacent to the I-215 off ramp off 3500 S. The property is zoned C-2 General Commercial as is the La Quinta Inn to the south. To the north of the restaurant is land owned by the Utah Department of Transportation. Residential property is to the east and southeast. The general plan designation for this area is General Commercial.

Café Silvestre is currently licensed as a restaurant with beer only but would like to expand to a full-service restaurant. The site was approved for a restaurant in 1974 (as C-84-1974) and Café Silvestre has been in operation since 1980. The restaurant is family owned and operated. They have two other locations within the valley, which are already full-service restaurants. Their drink menu will include heavy beers, margaritas, and wine.

The condition of the property has slightly deteriorated over the past few years. As such, the staff recommends that the site be restored to its original condition. The landscaping around the pole sign needs considerable rehabilitating. A triangle piece of landscaping adjacent to the south entrance of the property needs to be restored to at least 50% live plant material. It is recommended to replace the tree that was recently removed. A 40'X 8' landscape pad in the rear was recently covered with asphalt; this area also needs to be restored to at least 50% live plant material.

In the parking lot, there are multiple potholes that need to be patched. There are approximately seven throughout this parking area that could be feasibly remedied. Over the years, the parking stall striping has faded; a new parking layout will need to be striped.

The dumpster will need to be relocated onto the parking asphalt in such a way that will not obstruct parking or traffic.

The restaurant will continue to operate its same hours of operation: Sunday-Thursday 10 am to 10 pm and Friday-Saturday 10 am to 11 pm.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The approved use shall be for a restaurant with liquor.
2. Landscaping shall be restored according to the original plans; specifically, the portion around the pole sign, in front of the building, and a landscape pad in the rear by June 1, 2015.
3. Landscape areas shall include at least 50% live plant material and be serviced by a permanent irrigation system as per city ordinance.
4. At least one tree shall be planted in front of the building.
5. All potholes within the parking area shall be patched by June 1, 2015.
6. The dumpster shall be placed on hard surfacing.
7. All licensing requirements of the Department of Alcoholic Beverage Control shall be met.
8. All provisions of the West Valley City Code shall be met.
9. This use is subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:
Not present

Discussion: Jody Knapp presented the application. Jack Matheson asked if alcohol will need to be stored behind a screen wall. Brad Jeppsen, City Attorney, replied that the inside of the restaurant is regulated by the DABC. He indicated that the applicant will need to come into compliance with current laws. Barbara Thomas asked if the curb stop that has been placed in front of where the landscaping should be will be moved. Jody replied that the entire parking lot will need to be re-striped and indicated that this will be moved as part of that requirement. Terri Mills asked if a perimeter is required around the landscaping. Jody replied that there must be a durable border so the applicant will need to install some type of edge next to the landscaping in the parking lot.

Motion: Commissioner Fuller moved for approval subject to the 9 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Chairman Thomas	Yes

Unanimous-C-7-2015- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from February 11, 2015 (Regular Meeting) **Approved**

Approval of Minutes from February 18, 2015 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant